

**Meeting Minutes
Restoration Advisory Board Meeting
St. Paul Island, Alaska
January 16, 2006**

Location: St. Paul School Library
Time: 7:00 PM

Purpose: Special Restoration Advisory Board (RAB) meeting to discuss the planned NOAA activities regarding environmental hazards, including Lead Based Paint (LBP) and Asbestos Containing Materials (ACM), found on properties to be transferred in 2006.

Jason: Welcome to the St. Paul RAB Meeting. Bernie Denno and John Lindsay are here to discuss the LBP and ACM issues regarding their properties.

Bernie Denno, Co-Chair of the RAB welcomed the attendees to the meeting. He passed the attendee sign-in sheet around (see list at the end of the minutes).

Bernie began introductions for all of the attendees.

Bernie began to discuss the planned NOAA activities on St. Paul based on phase 1 environmental and safety and health investigations required to be performed prior to the transfer of properties. Radon was found to be not an issue on St. Paul based on the radon map provided by the Environmental Protection Agency's (EPA) website: EPA Map of Radon Zones.

Residences and child care facilities built prior to 1960:

- Houses 101, 102, 103 and duplex residences 108 & 109
- Former Headstart facility (planned to be used again as the Headstart)
- Regulations require NOAA to "Permanently Abate" the hazards prior to transfer of the properties.

Phase 1 Environmental and Health and Safety Investigation:

- Environmental Health Sciences (EHS) - Alaska, Anchorage, Alaska was hired by NOAA to perform a Phase 1 Environmental and Safety and Health Property Assessment.
- As a result of their investigation, using certified LBP and ACM inspectors, LBP was found in all of the above facilities at varied levels. EHS has provided detailed locations of where LBP is located in each facility and the condition of the material at each location.
- ACM was found in most of the above facilities in small amounts associated with the boiler systems, specifically insulation on the distribution lines. EHS has provided detailed locations where the ACM is located and the condition of the material at each location.

Proposed Abatement Plan:

- Abatement Definitions:
 - Removal – the total removal from the facility of all LBP or ACM

- Encapsulation – the application of another material (i.e. LBP- coat of paint; ACM – layer of plaster) to protect the LBP and ACM from damage and to prevent exposure to the occupants.
- Enclosure – the installation of a barrier (i.e. Walls - plastic and plywood; Floors – linoleum flooring material).
- Based on EHS's draft Abatement Plan recommendations NOAA plans to utilize all of the abatement options. Note: The draft abatement plan was distributed to the members to allow a review prior to the meeting.
- Funding has not been identified for the anticipated abatement work planned. NOAA is still trying to identify a source of funding.

Question from Mike: Is the funding coming from the \$2 million identified for Pribilof Island Economic Development (ED)?

Ron P. indicated he heard the economic development funds would go towards the cleanup.

Bernie: We are not sure if there is any funding available for the abatement work. I have provided the EHS estimates, verified by NOAA staff, to NOAA management and they are working to identify a funding source. The ED funds are a possible source of funding, but have not been assigned for use for the abatement activities at this time.

Question from Phil: Why is NOAA only going to abate the specific facilities identified and not the rest?

Bernie: The HUD regulations dictate the level of response the NOAA will take regarding the St. Paul facilities. The current law requires that only the pre-1960 residences, or child care (occupied) facilities, are required to have the environmental hazards abated. This is a good time to discuss the other NOAA-owned properties scheduled for transfer.

All other NOAA-owned Facility Transfer Requirements:

- Each site and associated facilities are investigated for environmental and health and safety hazards (LBP, ACM, etc.) by engineering-environmental Management, Inc. (E2M)
- A comprehensive report has been developed (draft) with the locations of hazards for each site, including specific facilities.
- NOAA is not required to abate the hazards prior to property transfer. The requirement is to identify the material locations and conditions. Abatement is required if a material is found to be in poor condition and presents an immediate health hazard.
- E2M did find one location, in the "5-car garage", where immediate attention was required. A portion of the ceiling in a back office was found to be damaged. The ceiling contains ACM and the facility was boarded up immediately to prevent entry by all persons until repairs by certified professionals can be made.

- All other materials identified were found to be in good or excellent condition and no further actions are required by NOAA prior to property transfer.
- All investigation final reports will be provided as supporting documentation for the property transfer process.

Question: When will the LBP and ACM abatement work be performed?

Bernie: First let me say that currently only facility 102 and 103 are occupied. We met with all of the occupants and discussed the LBP and ACM issues and precautions immediately following the results of the Phase 1 investigations. Weather will play a role regarding our plans to implement the Abatement Plan. Additionally, we currently do not have any funding to perform the abatement activities. I feel that we will have a funding source identified very soon. We have an IDIQ (Bernie provided explanation) contractor that is reviewing the abatement requirements and will provide us with an estimate in the next few weeks. Once we agree with the estimates and have a funding source we can award the contract. Most of the work requires warm weather (foundation excavation and water-proofing is required prior to interior basement abatement activities can proceed) and I do not see us performing this work until May or June, depending on the severity of the current winter season. We could possibly be able to perform the interior painting and asbestos abatement activities as soon as the contract is awarded. We will have to make those decisions when the contract is awarded and a pre-construction meeting is held.

Question from Ron: TDX has a contract to have contractors live in the Duplex in April. It does not appear that the abatement will be completed by then. We have to have them in this facility in April.

Bernie: We may be able to have the work in the living space completed prior to April, depending on having funding and a contract in place very soon. I can provide better guidance when a contract is in place and discussions with the contractor commence.

Bernie: Many of you have attended some of the other meetings that John and I have held regarding this issue. Are there any other questions or comments?

Comment from Pat: We would like to be able to use the Headstart (E-shop) facility ASAP. The Tribe is losing \$1200 per month in income each month the facility can not be used by APIA/Headstart.

Bernie: NOAA understands the Headstart situation and we will work to have the facility abated as soon as is possible. John and I have also stated that NOAA will require, as mandated by NOAA General Counsel, to have each occupant to sign an indemnification agreement prior to occupancy. Since NOAA still owns these properties this is a requirement prior to property transfer.

Jason, Co-Chair: Thank you Bernie for the update and answers. At this time if there are not any more questions or comments I call this meeting to be adjourned (8:30PM). The next RAB Meeting will be scheduled as needed in 2006.

RAB Meeting Sign-in Sheet**Date: January 16, 2006**

Name	Organization	Email Address
Bernie Denno, Co Chair	NOAA, CAO, SECO	bernie.denno@noaa.gov
John Lindsay	NOAA, NOS, OR&R	john.lindsay@noaa.gov
Pat Baker	Tribal Govt. SNP (non-RAB)	pbaker@tdxak.com
Heidi Merculief	APIA Headstart	heidimerculief@hotmail.com
Ester Baldwin	APIA Headstart	hngtuf@yahoo.com
Jason Bourdukofsky, Co Chair	At Large Member	jason_pbs@tdxak.com
Phil Zavadil	Tribal Govt. SNP Eco	pazavadil@tdxak.com
Aquilina D. Lestenkof	Tribal Govt. SNP Eco	aquiline@tdxak.com
Ron Philemonoff	TDX St. Paul	ronp@tdxnet.com
Linda Snow	City Manager, St. Paul	lsnowsaintpaul@msn.com
Mike Zacharof	Tribal Govt.	mikez@tdxak.com